



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
4		CERULEAN WY, LINCOLN

**OWNERSHIP**

Owner 1:	LIU TAK KUO
Owner 2:	LIU MANN-WEN
Owner 3:	
Street 1:	18 WYKEHAM ROAD
Street 2:	
Twn/City:	WEST NEWTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02465-2420 Type:

**PREVIOUS OWNER**

Owner 1:	OSIT - MADELINE
Owner 2:	MAUDE - DANIEL
Street 1:	4 CERULEAN WY
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4300

**NARRATIVE DESCRIPTION**

This Parcel contains 1.89 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 1991, Having Primarily CLAPBOARD Exterior and SLATE Roof Cover, with 1 Units, 6 Baths, 3 HalfBaths, 0 3/4 Baths, 21 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	10.	1.000	R5									800,000						800,000	
101	ONE FAM		0.053		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									1,590						1,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	2,252,900		1.890	801,600	3,054,500
Total Card		2,252,900	1.890	801,600	3,054,500
Total Parcel		2,252,900	1.890	801,600	3,054,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		246.61	/Parcel: 246.61

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	2,249,100	0	1.89	801,600	3,050,700	3,050,700	Year End Roll	9/26/2019
2019	101	FV	2,209,200	0	1.89	798,400	3,007,600	3,007,600	Create Final value 2019	6/4/2019
2018	101	FV	2,209,200	0	1.89	798,400	3,007,600	3,007,600	Year End Roll	9/28/2017
2017	101	FV	2,020,500	0	1.89	798,400	2,818,900	2,818,900	Year End Roll	9/29/2016
2016	101	FV	1,971,200	0	1.89	746,400	2,717,600	2,717,600	Year End Roll	1/14/2016
2015	101	FV	1,950,600	0	1.89	691,200	2,641,800	2,641,800	Year End	10/2/2014
2014	101	FV	1,909,400	0	1.89	681,600	2,591,000	2,591,000	Year End Roll	1/23/2014
2013	101	FV	1,868,100	0	1.89	661,600	2,529,700	2,529,700	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
OSIT,MADELINE	72181-260		1/30/2019		3150000	No	No	
CARANO, DONALD	26515-199		7/23/1996		2330000	No	No	
WARBLER SPRINGS	20867-45		11/15/1990		230000	No	No	

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/9/2008	3962	ROOF		C				strip & re-roof

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/23/2017	MEAS/EXT INS	4	JG
6/30/2008	MEAS/EXT INS	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	
11/8/1995	MEAS+INSPCTD	607	
1/5/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.88955	Total SF/SM:	82308.80	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 5	Total:	801,590	Spl Credit		Total:	801,600
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